



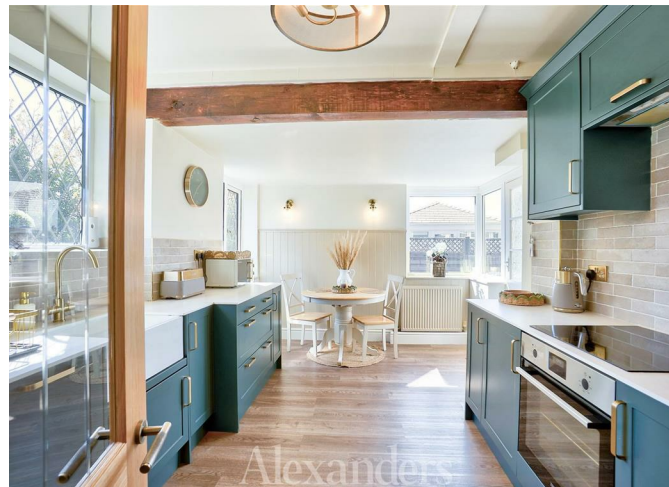
Sherwood Road Stoke Golding

- Immaculate two bedroom semi-detached bungalow
- Fully upgraded modern interior throughout
- Open-plan kitchen/dining room
- Separate utility room for added practicality
- Sitting room with fireplace and panelling
- Bedrooms with garden access and views
- Generous plot with landscaped rear garden
- Detached insulated studio cabin with facilities
- EPC Rating D / Council Tax Band C / Freehold

Alexanders of Market Bosworth are delighted to present to the market this exceptional two-bedroom semi-detached bungalow, offering immaculate modern interiors alongside a generous plot within the heart of Stoke Golding. The property has been thoughtfully upgraded throughout, creating a stylish and well-balanced living environment with a strong sense of comfort and quality.

The accommodation includes a warm and inviting sitting room with feature panelling and a fireplace, alongside a contemporary kitchen/dining room finished to a high standard. The bedrooms are equally well-presented, with garden views and direct access from one room, complemented by a modern bathroom suite.

Externally, the property continues to impress with its generous frontage, extensive driveway, and beautifully landscaped rear garden. A standout detached studio cabin provides a highly versatile space, complete with power, lighting, insulation, and its own facilities, while the village setting offers a desirable balance of countryside surroundings and convenient access to nearby towns and amenities.





Accommodation:

The bungalow offers immaculately presented and modern living throughout, having been thoughtfully upgraded to suit contemporary lifestyles. An inviting entrance hall leads into a stylish open-plan kitchen/dining room, enhanced by a separate utility room for added practicality. A formal sitting room provides a cosy yet refined setting, complete with attractive panelling and a feature fireplace.

The principal bedroom includes fitted wardrobes and enjoys views over the rear garden, while the second bedroom benefits from French doors opening directly outside. Both bedrooms are served by a fully tiled, contemporary three-piece bathroom suite.

Gardens and land:

The property occupies a generous plot with a substantial front garden and a large tarmac driveway providing off-road parking for multiple vehicles. To the rear, the garden is beautifully landscaped, predominantly laid to lawn and enclosed by mature borders and hedging, creating a private and attractive outdoor setting.

A standout feature is the raised decking area, which wraps around a superb detached cabin/studio. This versatile space is fully equipped with power, lighting, insulation, and its own WC with wash basin, offering excellent flexibility for a variety of uses.



Location:

Situated in the heart of Stoke Golding, the property enjoys a position within a highly sought-after village surrounded by picturesque countryside. The area offers convenient access to nearby centres including Hinckley, Leicester, Birmingham, Nuneaton, and Market Bosworth, where a wider range of amenities can be found.

The village itself provides a range of everyday conveniences, including a primary school, local shop, public houses, eateries, and a doctor's surgery, contributing to its strong sense of community and appeal.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.





Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

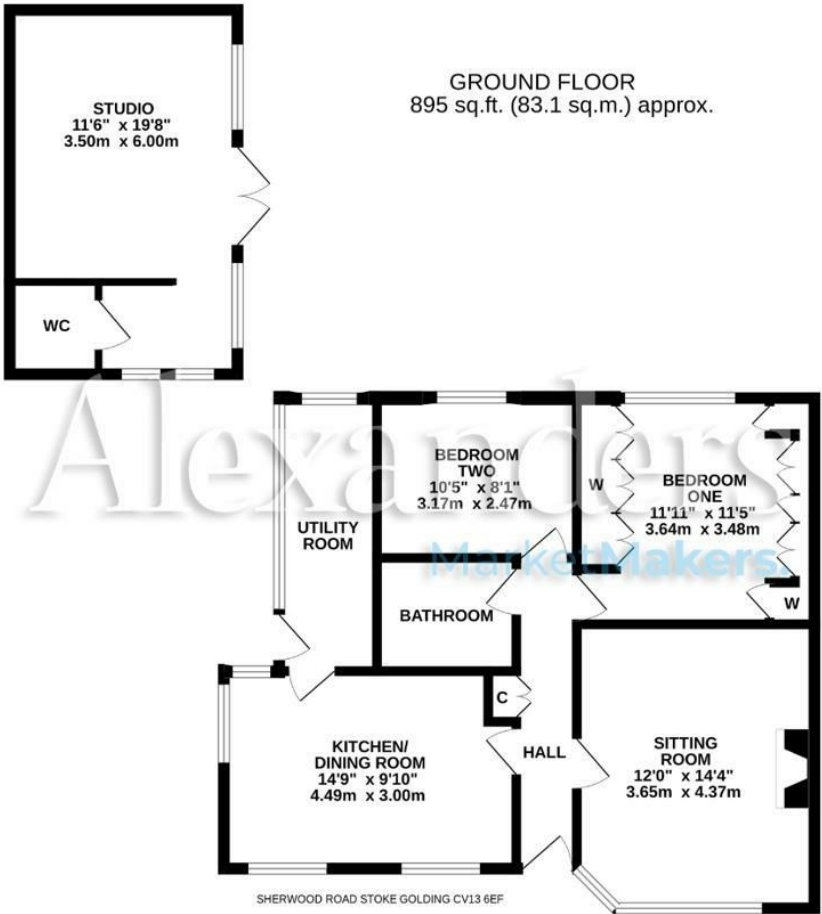
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



SHERWOOD ROAD STOKE GOLDING CV13 6EF
 TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		





Alexanders
MarketMakers.